THIS INSTRUMENT PREPARED BY:
Smith-Pitts, PLC
5210 Maryland Way, Suite 201
Brentwood, Tennessee 37027

Address New Owners:	**Send Tax Bills To:**	**Map-Parcel Nos.**
Tonga Johnson	**NEW OWNER**	181-01-A-181
309 Spicewood Lane		
Nashville, TN 37211		

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $220,000.00.

Van Stovall
Affiant

Subscribed and sworn to before me this 30th day of July, 2004

Notary Public
My Commission Expires: 1/10/06

Davidson County DEEDWARR
Recvd: 08/05/04 10:21 2pgs
Fees:13.00 Taxes:814.00
20040805-0094172

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Van Stovall, unmarried and Delores Stovall unmarried** (herein called the **GRANTOR**), has this day bargained and sold, and by these presents does transfer and convey unto **Tonga Johnson, unmarried**(herein called the **GRANTEE**), all of the **GRANTOR'S** right, title and interest in and to that certain tract or parcel of real property located in the City of Nashville, Davidson County, State of Tennessee, described as:

Land in Davidson County, Tennessee, ~~bing~~ being Lot No. 102 on the Plan of Sugar Valley Section Five, a Planned Unit Development, of record in Instrument No. 200112040118880 Register's Office for Davidson County, Tennessee, to which plan reference is herby made for a complete and accurate description of said lot.

Being the same property conveyed to Van Stovall and Delores Stovall as joint tenants with rights of survivorship by Deed fro Yazdian Construction, Inc. dated April 30, 2002 and filed for record in Instrument No. 20020501-0053598 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to property taxes for the year 2004 which have been prorated and assumed by Grantee herein and to any and all easements, covenants, conditions and/or restrictions of record including but not limited to: All matters as set forth per Plat of record in Inst. No. 20001204-0118880, Register's Office for Davidson County. Sanitary Sewer Line Easement of record in Instrument No. 20010404-0032941 Register's Office for said county. Dedication for Perpetual Easement for Entrance Wall of record in Instrument No. 20040205-0014018 said Register's Office. Charter of Home Owners Association of record in Book 11069, page 6 and Quitclaim Deed to HOA of record in Instrument No. 20000426-0041129 Register's Office for said county. Easement for Sanitary Sewer and Strom Drainage of record in Book 11262, page 933 and Book 11338, page 734 and 743 Davidson County Register's Office. Restrictive covenants recorded in Book 11069, page14; amended in Inst. Nos. 200012050119527 and 200402030013041, Register's Office for Davidson County. By-Laws of record in Book 11068, page 24 said Register's Office.

THIS IS **IMPROVED** PROPERTY KNOWN AS 309 Spicewood Lane, Nashville, TN 37211

TO HAVE AND TO HOLD the said real property, together with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEE**,

its successors and assigns forever. **GRANTOR** does covenant that it is lawfully seized and possessed of said real property, in fee simple, has good right to convey said real property, and that the same is unencumbered, except as set forth herein.

GRANTOR further covenants and binds itself, its heirs, successors, assigns and representatives, to warrant and forever defend the title to the said real property to said **GRANTEE**, its successors and assigns, against the lawful claims of all other persons whomsoever, except for any such claims arising out of or in connection with the matters set forth herein

IN WITNESS WHEREOF, GRANTOR has executed this Warranty Deed on this 30th day of July, 2004

V Stovall

Van Stovall

V Stovall

Delores Stovall by Van Stovall, Atty-in-Fact

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public of the County and State first above written, personally appeared Van Stovall, and acknowledged the due execution of the foregoing instrument as his/her/their free act and deed.

Witness my hand and official seal, this the 30th day of July, 2004.

Notary Public

My Commission Expires: 1/10/06

(SEAL)

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me the undersigned authority, a Notary Public of the County and State first above written, VAN Stovall with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence), and who acknowleded the execution of the within instrument for the purpose therein contained, and who further acknowledged that he/she is the attorney-in-fact of Delores Stovall and is authorized by Delores Stovall to execute this instrument on behalf of Delores Stovall by authority of Power of Attorney of record in Book _____, page _____ or Instrument No. 20020501-0053597 in the Register's Office for Davidson County, Tennessee.

Witness my hand and seal this 30th day of July, 2004.

Notary Public

My Commission Expires: 1/10/06